



FOR
LEASE

*Class A Spacious Warehouse/Light Manufacturing
Facility with Modern Office Space – Available For Lease
in Union City*

34501 7TH ST, UNION CITY, CA 94587

34501 7TH STREET

*Corner Corporate Identity/Tech
Manufacturing Image*

±27,000 SF warehouse space

±18,000 SF Office (mostly open office)

New Carpet & Paint in Office!

2 loading docks (declining),

2 grade level doors (14' height)

Parking - Approximately 1.75 spaces/1,000

Adjacent Expansion Opportunity

Close proximity/walking distance to Union City
BART Station

Call Broker for Lease Rate

±44,879

TOTAL SF

±2.4

LOT ACREAGE

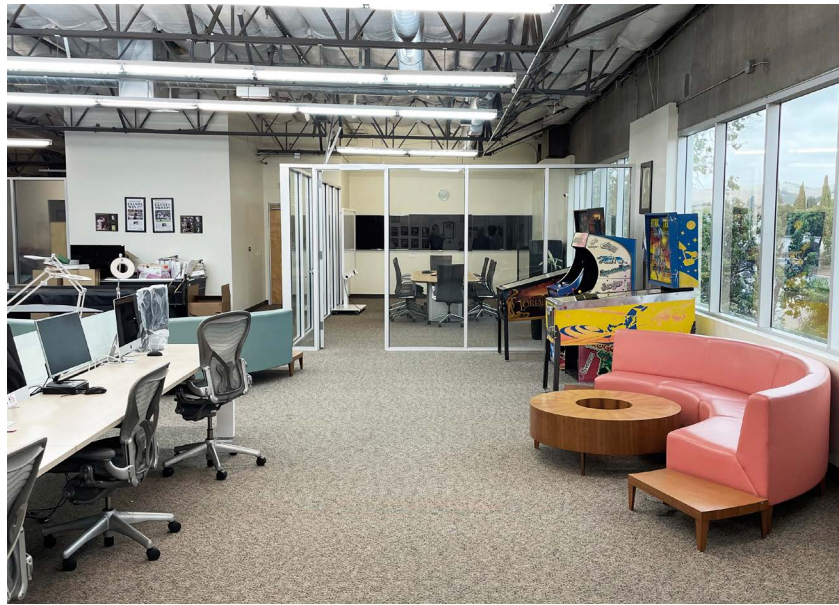
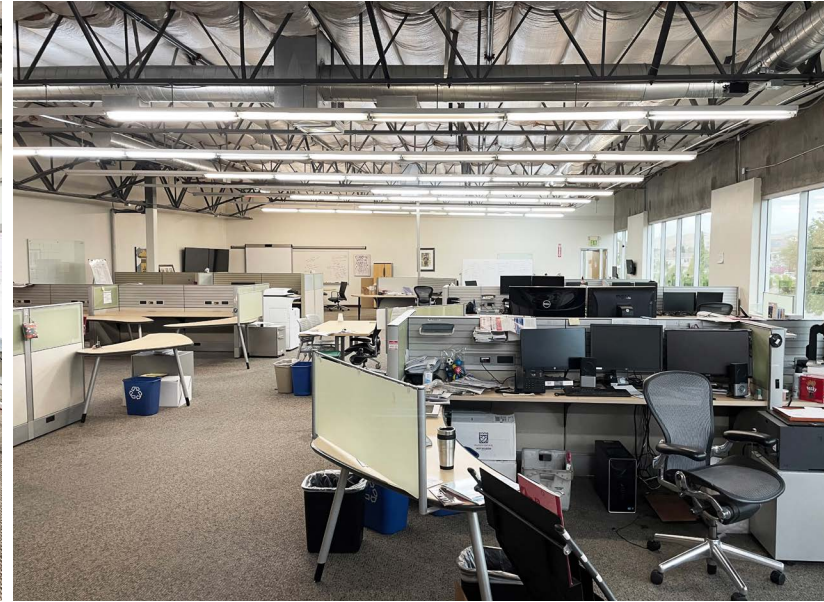
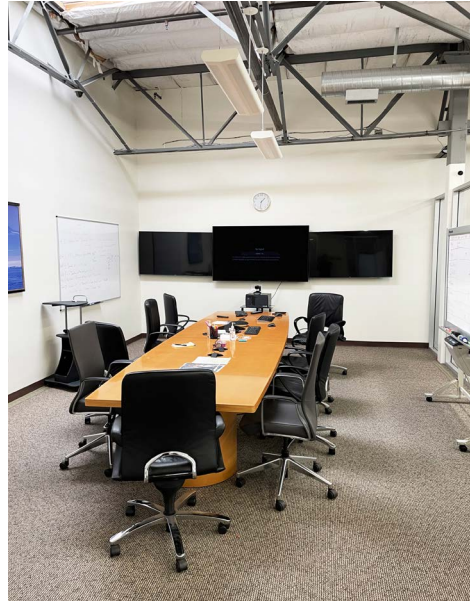
23'

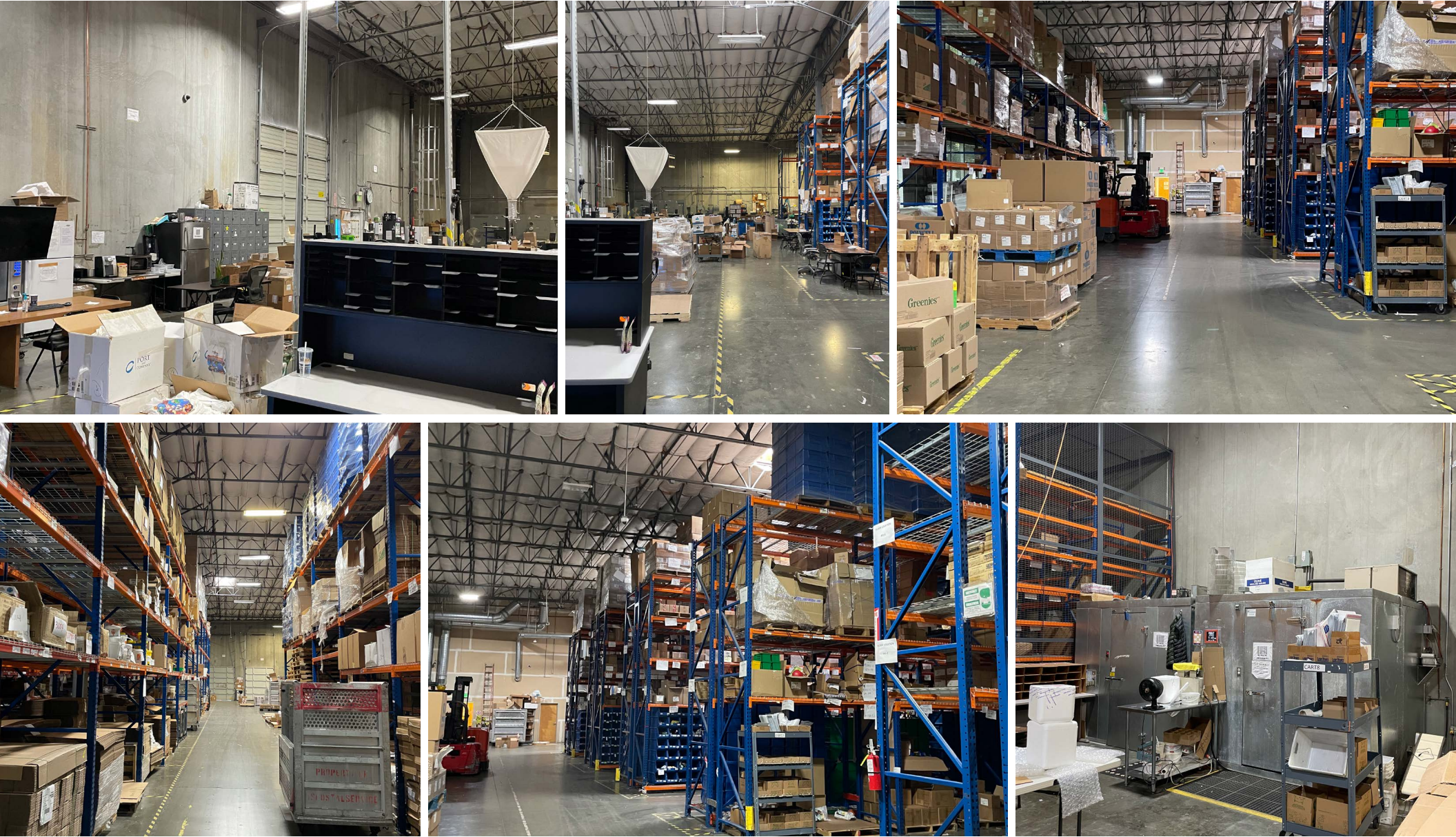
CLEAR HEIGHT

FOR PRICE

CONTACT BROKER







HIGHLY- ACCESSIBLE LOCATION

In 84/Decoto Business Center between I-880, I-680, Hwy 84 and Hwy 238

Easy access to Dumbarton and San Mateo Bridges

Near Union City BART and one block away from Union City Transit

Located near Downtown Area with full range of services including Union Shopping Center, Union Marketplace and more

Convenient access to San Francisco, San Jose and Oakland International Airports

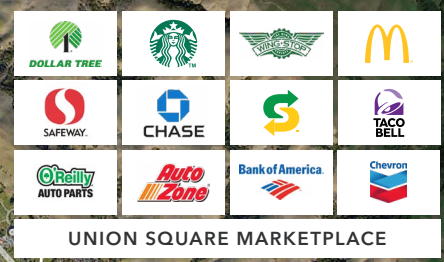
6 MIN

DRIVE TO UNION CITY
BART STATION

26 MIN

TO SAN JOSE INT'L
AIRPORT





34501 7TH STREET

BART STATION
Union City

- ➡ TO PLEASANTON
- ⬅ TO SF PENINSULA
- ⬇ TO SILICON VALLEY

34501 7TH STREET

For more information on this property, please contact

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